



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1661-2013, **Version:** 1

Rezoning Application: Z12-030

APPLICANT: Dwight Bailey; 982 Hill Road North; Pickerington, OH 43147.

PROPOSED USE: Concrete salvage use.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on July 12, 2012.

SOUTH LINDEN AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. Staff supports rezoning this site to the M, Manufacturing District because the existing R-4, Residential lots are not consistent with the zoning and land use patterns in the area. The site is too close per the Zoning Code to the existing dwellings to the north to be used for the actual concrete salvage operation, but it could be used for vehicular access or buffering for the concrete salvage operation. The applicant will still need to seek and be granted a Special Permit for the concrete salvage operation. This rezoning merely replaces outdated zoning on the site with the appropriate zoning and will also allow the applicant the opportunity to seek the required Special Permit.

To rezone **1155 BONHAM AVENUE (43211)**, being 0.24± acres located on the south side Bonham Avenue, at the southern terminus of Dolle Avenue, **From:** R-4, Residential District, **To:** M, Manufacturing District (Rezoning # Z12-030).

WHEREAS, application #Z13-030 is on file with the Department of Building and Zoning Services requesting rezoning of 0.24± acres from R-4, Residential District, to the M, Manufacturing District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the South Linden Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the existing R-4, Residential lots are not consistent with the zoning and land use patterns in the area, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1155 BONHAM AVENUE (43211), being 0.24± acres located on the south side Bonham Avenue, at the southern terminus of Dolle Avenue, and being more particularly described as follows:

EXHIBIT A

Description of a 0.240 Acre Lot Split

Situated in City of Columbus, Franklin County, Ohio, Being in the Fourth Quarter, Township 1, Range 18, United States Military Lands, and Being Divided out of Parcel 3 AX.A. Lots 60 through 62 of Sinks and Hoover's St. Clair Addn, P.B. 5, pg. 464, also a Part of Stevenson Heir's Partition (Original Destroyed by Fire) as Copied from Chancery Records, Book 2, pg. 322 and Recorded in P.B. I, pg. 11, as Conveyed to Phil Ro Company inc. in Inst.1i 200503240054545 at the Franklin County Recorder's Office. Being Bounded and Described as Follows;

Commencing at a Monument Box Found at the Intersections of Cleveland Ave. and Eleventh Ave., Thence S.39°29'25"W. a Distance of 190.64' with the Centerline of Cleveland Ave. to a Point at the Intersections of Cleveland Ave. and Bonham Ave.;

Thence S.63°42'37"E. a Distance of 477.89', with the Centerline of Bonham Ave., To a Point;

Thence S.86°26'29"E. a Distance of 1453.32', with the Centerline of Bonham Ave. To a Point;

Thence S.03°33'31"W. a Distance of 25.0', leaving the Centerline of Bonham Ave., to an Iron Pin Set at the North West Corner of Lot 62 of Said Sinks and Hoover's S1. Clair S1. Addn. Said Pin being the True Point of Beginning;

Thence S.86°26'29"E. a Distance of 90.00' with South Right of Way Line of Bonham Ave., to an Iron Pin Set at the North East Corner of Lot 60 as Shown on said Plat Said Set Pin also being the North West Corner of a 15' Alley as Shown on Said Plat;

Thence S.03°33'31"W. a Distance of 116.25', with the East Line of Said Lot 60, and the West Line of Said Alley, to an Iron Pin Set at the South East Corner of Said Lot 60. Said Set Pin also being in the South West corner Shown on Said Plat;

Thence N.86°26'29"W. a Distance of 90.00', with the South Line of Lots 60 through 62, and to an Iron Pin Set at the South West Corner of Lot 62. as Shown on Said Plat;

Thence N.03°33'31"E. a Distance of 116.25', with the West Line of Lot 62, and the West Line of said Plat, to the Point of Beginning. Containing 0.240 Acres.

Acreage Breakdown

010-055637 Lot 60 = 0.080

010-055714 Lot 61 = 0.080

010-015305 Lot 62 = 0.080

The Basis of Bearings Being the South Right of Way Line of Bonham Ave. as S.86°26'29"E. and was Determined through G.P.S. Observations Utilizing the OD.OT V.R.S. Network (NAD 83) and Should be Used to Denote Angles Only.

Deed References and Documents as Recorded in the Franklin County Recorder's Office, Columbus, Ohio.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

The above description was prepared by **Ackison Surveying, LLC (614-866-4600)** from the best available County Records. The information displayed was derived from an actual field survey performed in March 2012.

To Rezone From: R-4, Residential District,

To: M, Manufacturing District on this property.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the M, Manufacturing District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.